

RE: PETITION FOR VARIANCE
W/S Romney Ct., 125' N
of C/L Owings Mills Blvd.
(3 Romney Court), 4th
Election District, 3rd
Councilmanic District
RYAN OPERATIONS GP
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No.: 94-66-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for Baltimore County as a Petition for Variance filed by the owner of the subject property, Ryan Operations G.P., by Kevin Kerwin, Vice-President, through their attorneys Howard L. Alderman, Jr., Esquire and Kathryn T. May, Esquire. The Petitioner seeks relief from Section 1B01.2.C of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to property line distance of 9 feet in lieu of the required 15 feet, and an amendment of the development plan of Sheperd's Glen to permit an existing dwelling to be located outside of the building envelope, 6 feet from the property line adjacent to a panhandle drive, in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition was John Mildenberg, a land surveyor and engineer with Mildenberg, Mochi and Associates, Inc. who was authorized to represent the property owner at the public hearing. The Petitioner was represented by Kathryn T. May, Esquire. There were no Protestants present.

Testimony indicated that the subject property consists of a

gross area of 0.208 acres (9,065 square feet), more or less, zoned D.R. 3.5, and is improved with a single family dwelling. The subject property, known as lot 37 and bearing the address 3 Romney Court, is located within the Sheperd's Glen subdivision.

Testimony indicated that the B.C.Z.R. have been substantially amended and the former C.M.D.P. replaced with new development policies such that if the subject property was reviewed for development today, the requested variance for window to property line relationships established by the previous provisions of the B.C.Z.R. and the C.M.D.P. would not be necessary.

Further testimony indicated that the configuration of the subject property is irregular in shape; that it is located on a panhandle off of Romney Court; and that the area in which the variance is sought is adjacent to the panhandle strip serving the adjacent lot, shown on Petitioner's Exhibit 1 as lot 36. Testimony also indicated that the existing dwelling located on the subject property is consistent in style and design with other homes in the surrounding community. Testimony indicated that the discrepancies in the window to property line distance and the location of the home outside the approved building envelope were not discovered until the Petitioner entered into a contract to sell the property and a location survey presented at settlement identified these issues. As a result of these findings, testimony indicated that settlement was canceled because the buyer's lender would not lend funds until the existing improvements were brought into compliance with zoning regulations. The intended buyers of the subject

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property, who had moved into the new home, were allowed to remain in the home and obtained an option to purchase if and when the variance relief is granted.

Testimony indicated that the Petitioner would experience practical difficulty if strict compliance with the now repealed requirements of the B.C.Z.R. and C.M.D.P. were required. The subject property was described as an irregular shaped lot due to the panhandle configuration. It was further testified that the existing new home was offset from a parallel alignment in an attempt to reduce, to the extent possible, concerns related to traffic and noise associated with Owings Mills Boulevard which adjoins the subject property. It was Mr. Mildenberg's opinion that the stake-out corners for the new home were inadvertently located during construction and that, despite numerous inspections, this error was not discovered until the location survey was prepared and reviewed for settlement.

Mr. Mildenberg also stated that in his professional opinion, the Petitioner would be unnecessarily burdened if required to physically relocate the new home in order to comply with the now-repealed window to property line distance requirements and with the confines of the arbitrarily drawn building envelope as approved on the Sheperd's Glen final development plan. Finally, Mr. Mildenberg testified that in his professional opinion: (1) conditions exist which are peculiar to the land and buildings on the subject property that justify the variance relief requested; (2) there will be no resultant increase in residential density beyond that

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otherwise allowable by the B.C.Z.R. if the requested relief is granted; (3) strict compliance with the B.C.Z.R. and C.M.D.P. would unreasonably prevent use of the subject property for a permitted purpose and would be unnecessarily burdensome and result in practical difficulty to the Petitioner; (4) the relief requested by the Petitioner will do substantial justice to the petitioner as well as other property owners in the area; (5) the relief requested is the minimum relief necessary and lesser variances would not give substantial relief to the Petitioner nor be more consistent with justice to other property owners; and (6) the requested relief can be granted such that the spirit and intent of the B.C.Z.R. and C.M.D.P. will be observed and the public health, safety and welfare secured.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 268 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with the requirement would unreasonably prevent use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial justice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md.App. 28 (1974).

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It is clear from the testimony that if the variances requested are granted, such use, as proposed will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variances requested, and that the requirements from which Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variances will be in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of September, 1993 that the Petition for Variance requesting relief from Section 1B01.2.C.2 of the Baltimore County Zoning Regulations and from Section V.B.6.b of the former Comprehensive Manual of Development Policies and an amendment to the development plan of the Sheperd's Glen subdivision for Lot 37, in accordance with Petitioner's Exhibit 1, be and is

hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original state.

Timothy N. Kotroco
Timothy N. Kotroco, Deputy Zoning
Commissioner for Baltimore County

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

September 23, 1993

(410) 887-4386

Kathryn T. May, Esquire
Levin & Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Romney Court, 125' N of the c/l of Owings Mills Boulevard
(3 Romney Court)
4th Election District - 3rd Councilmanic District
Ryan Operations GP - Petitioner
Case No. 94-66-A

Dear Ms. May:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy N. Kotroco
TIMOTHY N. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TNR:bjs

cc: People's Counsel

File

Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at No. 3 Romney Court, Owings Mills, MD
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner of the property, hereby certifies that the information contained herein is true and correct and that the property is as described in the description and map attached hereto and made a part hereof, hereby petition for a Variance from Section(s).

See Attached Sheet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty

See Attached Sheet

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchased from:

Type or Print Name: *Ryan Operations GP*

Signature: *Kevin Kerwin*

Address: *305 W. Chesapeake Avenue*

City: *Towson*

State: *MD*

Zip: *21204*

Legal Owner: *Howard L. Alderman, Jr., Esquire*

Type or Print Name: *Howard L. Alderman, Jr.*

Signature: *Howard L. Alderman, Jr.*

Address: *3100 North Ridge Road, Suite 215*

City: *Pittsford City, Maryland*

State: *MD*

Zip: *21124*

Estimated Date of Completion: *8-11-93*

Submitted for Review: *WCR*

ATTACHMENT TO PETITION FOR ZONING VARIANCE

ADDRESS: Three Romney Court, Owings Mills, MD 21117

LEGAL OWNER: Ryan Operations, G.P.

VARIANCE REQUESTED:

Lot 37:

From BCZR § 1B01.2C.2 and CMDP § V.B.6.b to permit a window to property line distance of 9 feet in lieu of the 15 feet required, as more specifically shown on the plat accompanying this Petition; and an amendment of the development plan of Shepherd's Glen to permit an existing dwelling to be located outside of the building envelope, 6 feet from the property line adjacent to a panhandle drive.

JUSTIFICATION:

- Relief requested is to bring existing improvements into compliance.
- Relief requested is based on an irregularly shaped lot and orientation of existing home based on traffic and associated noise concerns.
- Such other relief as will be presented at the time of the hearing on this request.

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR No. 3 Romney Court, Owings Mills, Md. 21117
(address)
Election District 4 Councilmanic District 3

Beginning at a point on the West side of Romney Court
(north, south, east or west)
which is 50 feet
(street on which property fronts) (number of feet of right-of-way width)
wide at a distance of 125 feet north of the
(number of feet) (porth, south, east or west)
centerline of the nearest improved intersecting street Owings Mills Boulevard
(name of street)
which is 70 feet wide. *Being Lot # 37
(number of feet of right-of-way width)
Block Section # in the subdivision of
Shepherd's Glen
(name of subdivision)
Book # SM 61 Folio # 55 containing
9,065 square feet or 0.208 acres.
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio #, and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S. 27° 03' E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 44 Date of Posting: 8/11/93
Posted for: Lawrence
Petitioner: Ryan Operations G.P.
Location of property: 3 Romney Court, Owings Mills, Md. 21117
Location of Sign: 3 Romney Court, Owings Mills, Md. 21117
Remarks: As per Petition
Posted by: [Signature] Date of return: 8/18/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Aug 27, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 26, 1993

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m. on Thursday, September 23, 1993 at 9:30 a.m. in the 118 Old Courthouse.

Case Number: 94-66-A
Item 67
3 Romney Court
W/S Romney Court, 125' N of c/o Owings Mills Boulevard
4th Election District - 3rd Councilmanic District
Petitioner(s): Ryan Operations G.P.
Hearing: Thursday, September 23, 1993 at 9:30 a.m. in the 118 Old Courthouse.

Variance for lot 37 to permit a window to property line distance of 9 feet in lieu of the 15 feet required; and an amendment of the development plan of Shepherd's Glen to permit an existing dwelling to be located outside of the building envelope, 6 feet from the property line adjacent to a panhandle drive.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are held open to the public and are held in the 118 Old Courthouse. Please call 867-3353 for information concerning the hearing. (2) For information concerning the filing of a petition, please call 867-3351.
8/24/93 August 25

111 West Chesapeake Avenue
Towson, MD 21204

August 18, 1993

NOTICE OF HEARING

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[Signature]

Arnold Iablon
Director

cc: John B. Mildenberg, P.E.
Howard L. Alderman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE AT 867-3391.

TO: PUTNEY PUBLISHING COMPANY
August 26, 1993 issue - Jeffersonian

Please forward billing to:

John B. Mildenberg, P.E.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
410-461-0078

NOTICE OF HEARING

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(2) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, PLEASE CALL 867-3391.

111 West Chesapeake Avenue
Towson, MD 21204

September 14, 1993

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
30 West Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Case No. 94-66-A, Item No. 67
Petitioner: Ryan Operations G.P.
Petition for Variance

Dear Mr. Alderman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 11, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lightner
Secretary
Hal Kassoff
Administrator

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-66-A (w/c)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

[Signature]
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
303-7955 Baltimore Metro - 365-0451 D.C. Metro - 1-800-462-1002 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 46, 65, 67, 68, 69 and 70.
If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *[Signature]*
Division Chief: *[Signature]*
PK/JGLW

ZAC-46/PZONR/ZAC1

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Zoning Advisory Committee
FROM: Captain Jerry Pfeiffer
SUBJECT: August 30, 1993 Meeting

DATE: August 19, 1993

- #417 Building shall comply with the 1991 Life Safety Code.
R-87-39 Buildings shall comply with the 1991 Life Safety Code.
#58 Townhouses, for which the initial building permits are applied
for after 07/01/92, are required by State law to be sprinklered.
A standard cul-de-sac shall be provided at the end of the road.
A 35' inside turning radius shall be maintained.
#62 No Comments
#64 Building shall comply with the 1991 Life Safety Code.
#65 No Comments
#66 No Comments
#67 No Comments
#68 No Comments
#69 No Comments
#70 No Comments
#71 Building shall comply with the 1991 Life Safety Code.

RECEIVED
AUG 19 1993
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 20, 1993

Howard L. Alderman, Jr.
Levin & Gann
Suite 113
305 West Chesapeake Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #67)
Legal Owner: Ryan Operations GP
3 Romney Court
4th Election District

Dear Mr. Alderman:

At the request of the attorney/petitioner, the above referenced
petition was accepted for filing without a final filing review by the
staff. The petition was accepted with the understanding that all zoning
issues/filing requirements would be addressed. A subsequent review by the
staff has revealed no unaddressed zoning issues and/or incomplete
information.

If you need further information or have any questions, please do
not hesitate to contact me at 887-3391.

Very truly yours,

[Signature]
Joseph C. Morrey
Planner I

JCM:scj

cc: Zoning Commissioner

Enclosure: Receipt

RE: PETITION FOR VARIANCE
415 Romney Ct., 125' W. of C/L
Swing Mills Blvd., 3 Romney
Ct., 4th Election District
3rd Councilmanic District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 94-66-A

RYAN OPERATIONS GP, Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above
captioned matter. Notice should be sent of any hearing dates or other
proceedings in this matter and of the passage of any preliminary or
final order.

[Signature]
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Doolittle
Deputy People's Counsel
Room 41, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 2nd day of September, 1993,
a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman,
Jr., Esquire, Levin & Gann, P.A., 305 W. Chesapeake Ave., Suite 113, Towson,
MD 21204, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman

RECEIVED
SEP 3 1993
ZADM

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-529-0050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

HOWARD L. ALDERMAN, JR.

August 11, 1993

HAND DELIVERED

Arnold Jablon, Director
Office of Zoning Administration and
Development Management
111 West Chesapeake Avenue
Room 109
Towson, MD 21204

RE: Variance Petition for Three Romney Court
Ryan Operations, G.P., Current Legal Owner
Request for Expedited Hearing

Dear Mr. Jablon:

I have filed this date a Petition for Variance on the above-referenced property to bring
an existing, occupied residential structure into compliance with the Baltimore County Zoning
Regulations and CMDP. The need for variance was discovered at the settlement between
Ryan Operations G.P. and the family who are the contract purchasers of this new home.

The lender would not permit settlement to be concluded until the variance issue is
addressed. Ryan did, however, allow the contract purchasers to take possession of the
premises and move in.

A hearing on the Petition as promptly as possible will, if the requested relief is
granted, enable settlement to occur thereby lessening the burden of finance carry costs on
Ryan. Your greatest consideration of this request would be appreciated. Please let me know
if I can provide you with any additional information that you may need in consideration of
this request.

Very truly yours,

[Signature]
Howard L. Alderman, Jr.

HLA/gk
cc: Ms. Gwendolyn Stephens

AUG 11 1993

ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to
the general public/neighboring property owners relative to property
which is the subject of an upcoming zoning hearing. For those petitions
which require a public hearing, this notice is accomplished by posting
a sign on the property and placement of a notice in at least one
newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and
advertising are satisfied. However, the petitioner is responsible for
the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the
time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come
from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 67

Petitioner: RYAN OPERATIONS

Location: 3 ROMNEY COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOHN B. MUDENBERG

ADDRESS: 3300 NORTH RIDGE ROAD, SUITE 235

ELLISOTT CITY MD 21043

PHONE NUMBER: 410-0078

AJ:ggg

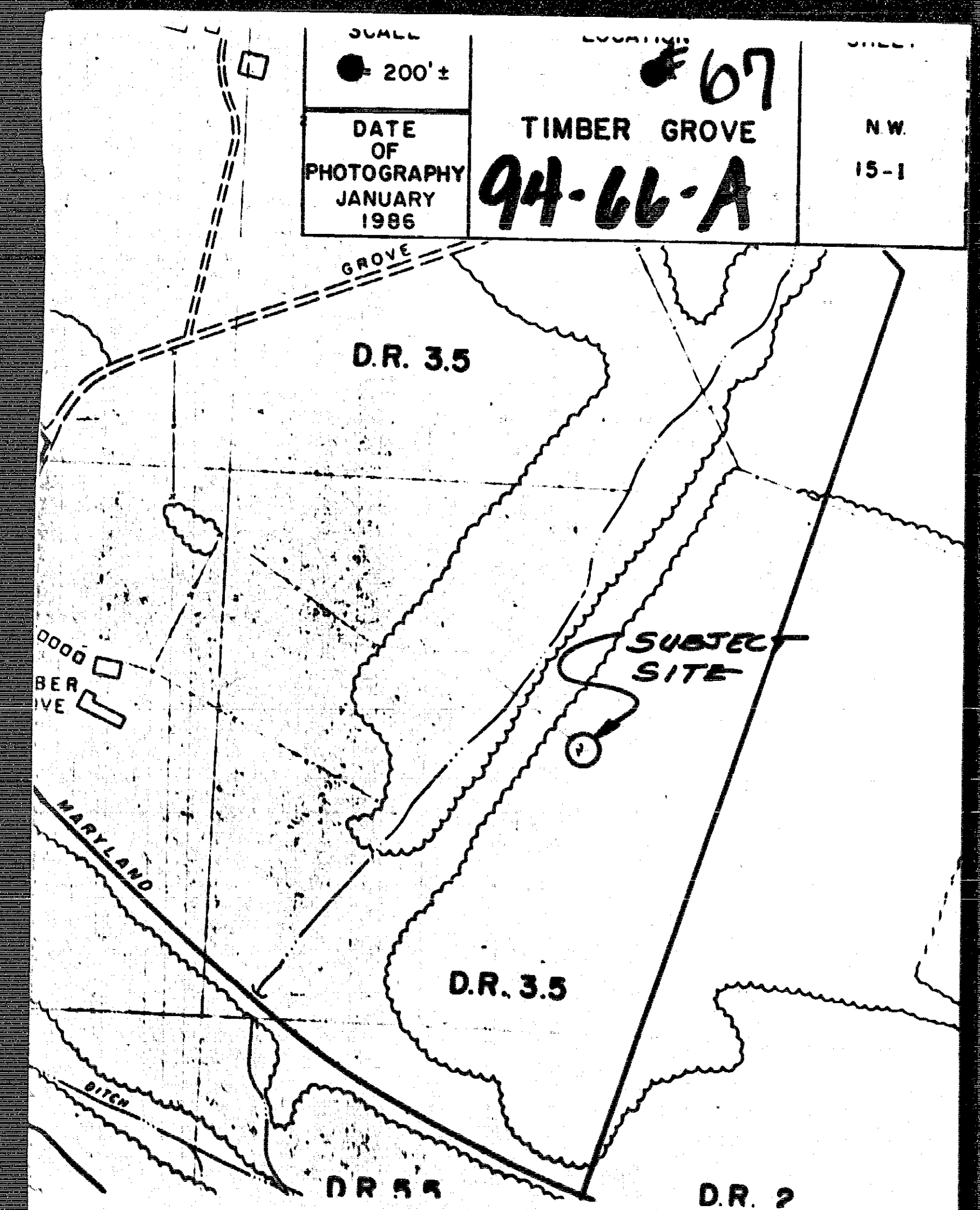
(Revised 04/09/93)

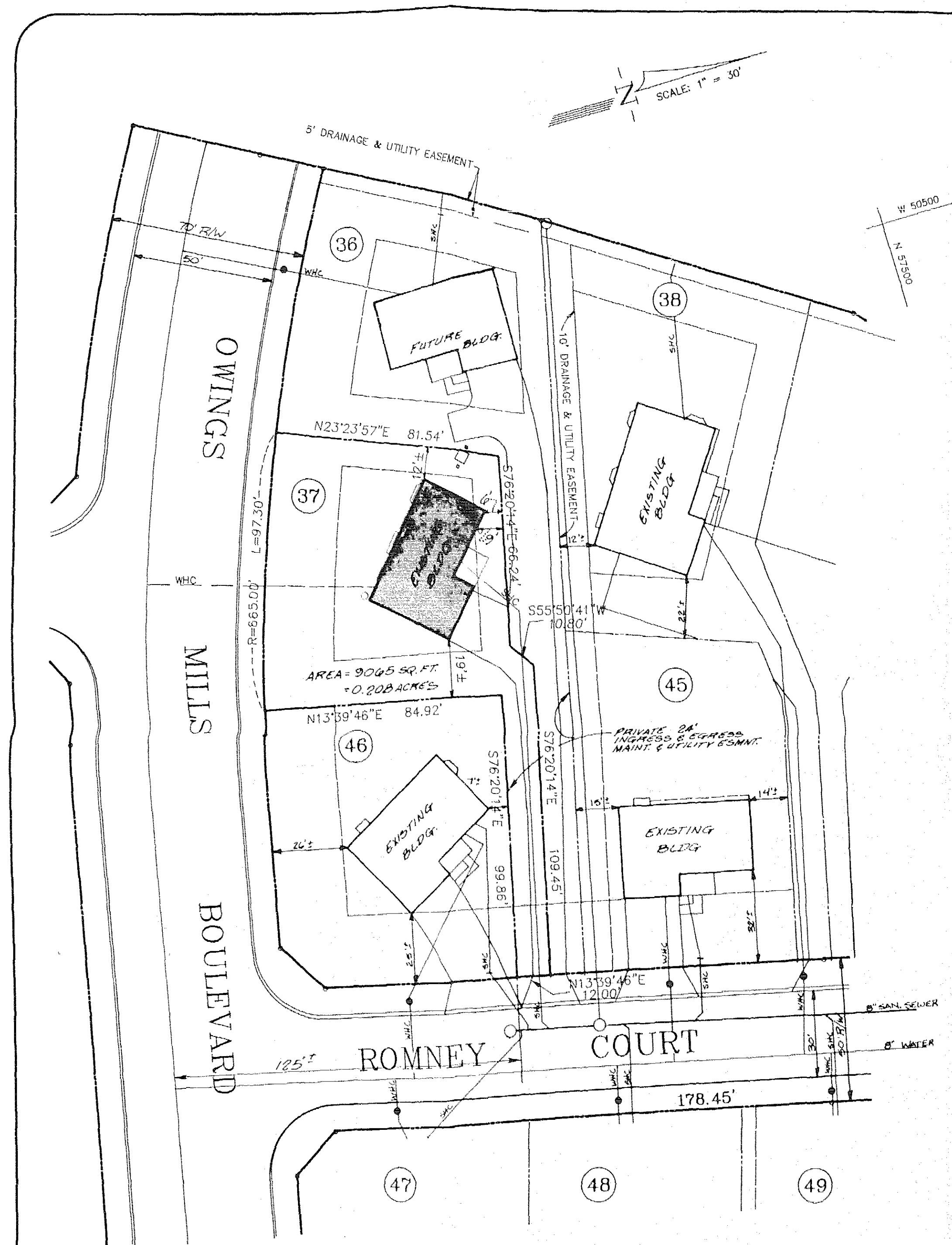
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
Kelley MAY
JOHN MUDENBERG
Bob Mack
ARTHUR GRASSMAN

ADDRESS
305 W. Chesapeake Ave.
MINNAPOLIS, MINN 55412, ILL.
3300 NORTH RIDGE RD. SUITE 235
ELLISOTT CITY MD 21043
3 ROMNEY CT.





SUBJECT PROPERTY:

Lot 37, #3 Romney Court
Ryan Operations G.P.
1629 Reisterstown Road
Baltimore, Maryland 21136

Tax Acct. #2100005187

ADJACENT PROPERTIES:

Lot 36, #5 Romney Court
Shepherds Glen Limited Partnership
2324 West Joppa Road
Lutherville-Timonium, Maryland 21093

Tax Acct. #2100005186

Lot 38, #9 Romney Court
Mitchell Keiser & Melissa Keiser
9 Romney Court
Owings Mills Maryland 21117

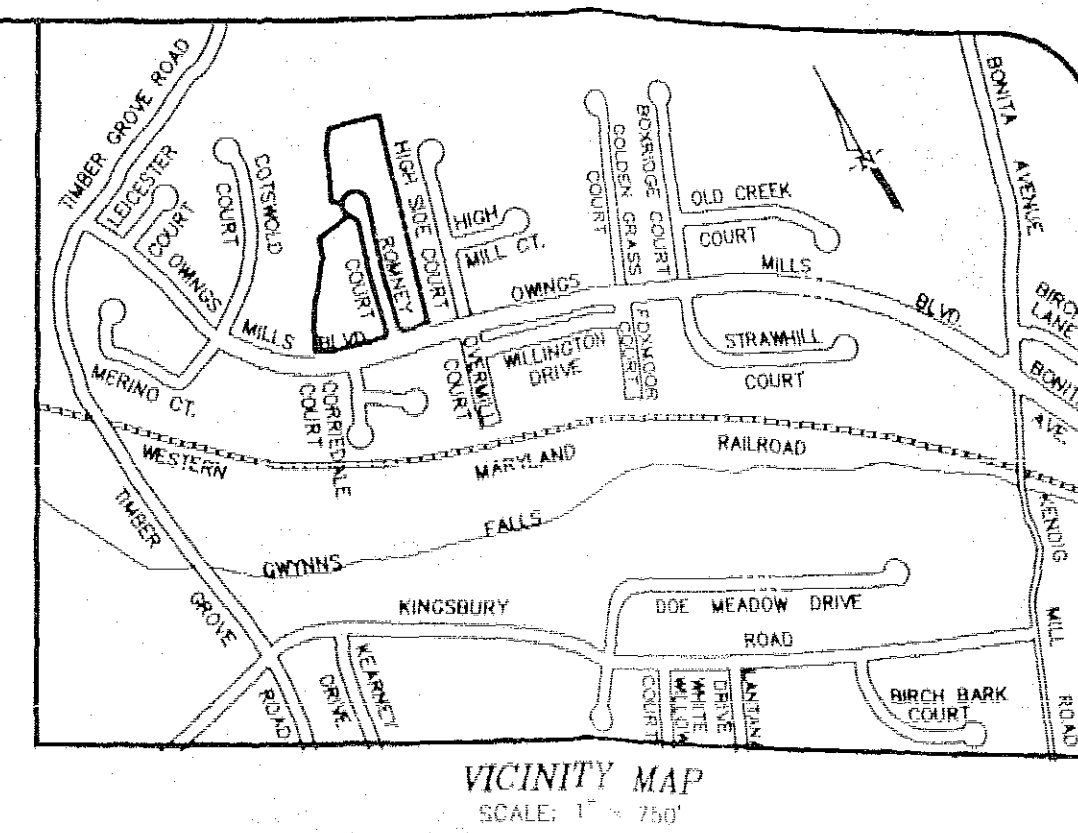
Tax Acct. #2100005188

Lot 45, #7 Romney Court
Kevin J. Hough & Jean M. Mihal
7 Romney Court
Owings Mills, Maryland 21117

Tax Acct. #2100005195

Lot 46, #1 Romney Court
Barry E. Stadd & Rence E. Stadd
1 Romney Court
Owings Mills, Maryland 21117

Tax Acct. #21018005196



project	date
89033.00	07/28/93
illustration	engineering
RLC	JBM
scale	approval
1" = 30'	JBM

ROMNEY COURT @ SHEPHERD'S GLEN
4th Election District
BALTIMORE COUNTY, MARYLAND

Plan to Accompany Petition for Variance

THIRD COUNCILMANIC DISTRICT

**MILDBERG,
MOCHI & ASSOCIATES, INC.**
ENGINEERS • SURVEYORS • PLANNERS
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
(301) 461-0078 D.C. Metro: (301) 621-5768

3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
(301) 461-0078 D.C. Metro: (301) 521-5768

1 OF 1